

PROCEEDINGS OF THE BROWN COUNTY
PLANNING, DEVELOPMENT & TRANSPORTATION COMMITTEE

Pursuant to Section 19.84 Wis. Stats., a regular meeting of the **Brown County Planning, Development & Transportation Committee** was held on Monday, April 22, 2013 in Room 161, UW-Extension, Green Bay, Wisconsin

Present: Chair Erickson, Supervisors Dantine, Kaster, Landwehr, Sieber

Also Present: Executive Streckenbach, Paul Van Noie, Doug Marsh, Jeff Oudeans, Chuck Lamine, Dean Haen, Supervisor Van Dyck and Other Interested Parties, News Media.

I. Call Meeting to Order

The meeting was called to order by Chairman Bernie Erickson at 6:25 p.m.

II. Approve/Modify Agenda

Motion made by Supervisor Kaster, seconded by Supervisor Dantine to approve.

Vote taken. **MOTION CARRIED UNANIMOUSLY.**

III. Approve/Modify Minutes of March 25, 2013

Motion made by Supervisor Kaster, seconded by Supervisor Sieber to approve the minutes of March 25, 2013.

Vote taken. **MOTION CARRIED UNANIMOUSLY.**

1. Review Minutes of:

a. Board of Adjustment (February 4, 2013)

Supervisor Kaster had questions related to the minutes of the Public Hearing held before the Board of Adjustments on the 4th of February 2013 which resulted in an appeal by Danalee White Gladdis ETAL. This appeal for an addition onto an existing legal non-conforming building that will be greater than 50% of the assessed value was granted. The property is Lot 11 of Shore Acres Plat in the Town of Green Bay, parcel #GB694. Trustee Kaster questioned why this decision was made if it is a legal non-conforming structure and Planning Director Chuck Lamine agreed to follow-up.

Motion made by Supervisor Dantine, seconded by Supervisor Sieber to receive and place on file.

Vote taken. **MOTION CARRIED UNANIMOUSLY.**

b. Planning Commission Board of Directors (March 6, 2013)

Chuck Lamine reported that nine of the approximately 175 acres of developable property at the Brown County Farm has been sold to Cardinal Capital Group for a Veterans Housing Project. If the WHEDA tax credits are approved, the sale will be complete. A recommendation was made that the minutes reflect that the sale is pending.

Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file Item 1b with adjustment. Vote taken. **MOTION CARRIED UNANIMOUSLY.**

c. Revolving Loan Fund Committee (February 12, 2013)

Motion made by Supervisor Sieber, seconded by Supervisor Landwehr to receive and place on file Item 1c.

Vote taken. **MOTION CARRIED UNANIMOUSLY.**

d. Solid Waste Board (January 21, 2013 and March 18, 2013)

Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file Item 1d.

Vote taken. **MOTION CARRIED UNANIMOUSLY.**

Comments from the Public - None

Presentation

2. Tom Dobish, Design Build Joint Venture Partners, on purchase of former Mental Health Center Property with possible a action

Mr. Tom Dobish, 850 Liebman Court – Suite 6, Green Bay, WI, President of Development Construction for Design Build Joint Venture Partners began his presentation by explaining his background. Mr. Dobish is licensed as a securities dealer, real estate and insurance broker, in addition to a residential, commercial, and industrial real estate appraiser. A list of projects the company has worked on was distributed and is attached.

Mr. Dobish reiterated that the offer is to purchase 14.774 acres of developable land and 8.02 acres of un-developable land at the former Mental Health Center property. Parking requirements will fall under City of Green Bay zoning. Dobish indicated the assessed valuation of renovating the property and building by Design Build Joint Venture Partners is \$30,000,000. At \$23.00 per thousand this should provide Brown County with \$6,900,000 per year over an approximate three year period. Design Build Joint Venture Partners is interesting in renovating the building space, estimated at a cost of \$8 million which will provide an economic impact in the community. Mr. Kincaid opined that the building is worth saving, explaining his ideas for use at this quality structure site.

The committee clarified that if the County sells the property, Design Build Joint Venture Partners is willing to invest \$8 million into renovation. Supervisor Kaster noted that the County has attempted to sell this property for several years, stating they are not interested in selling the property and have it sit empty. Dobish indicated that although they have been aware of this property for several years, they were not ready to move ahead until this time.

Chairman Erickson suggested that Design Build Joint Venture Partners provide an Offer to Purchase to Brown County for further consideration.

Motion made by Supervisor Sieber, seconded by Supervisor Landwehr to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

Airport

3. Budget Status Financial Report for March, 2013

Motion made by Supervisor Sieber, seconded by Supervisor Dantine to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY

4. Director's Report

None – Airport Director not present

Register of Deeds

5. Budget Status Financial Report for January-February, 2013

Register of Deeds, Cathy Williquette, was present to discuss the Financial Report for January-February 2013 as included in packet material compared to that of 2012.

Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

6. Register of Deeds 2012 Annual Report

Williquette highlighted items in the annual report for 2012, stating that numbers show an increase over the previous year. Various questions were asked by the committee related to the benefit of redacting social security numbers, various operating expenses of the office, real estate fees collected, copies issued, records scanned, etc. All questions and an additional one by Supervisor Landwehr related to revenues in 2011 were explained by Ms. Williquette.

Motion made by Supervisor Kaster, seconded by Supervisor Dantine to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

UW-Extension

7. Budget Status Financial Report for February, 2013

Motion made by Supervisor Dantinne, seconded by Supervisor Sieber to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

8. Director's Report

Judy Knudsen distributed information relative to activities at UW-Extension (attached), reporting that the date of June 23, 2013 has been set for the Brown County Breakfast at Wayside Dairy LLC (Natzke Farm) – 7937 Stone Road in Wayside. She explained that three families own and operate this 5th generation family farm and are celebrating 150 years of business this year. Wayside Dairy milks 1750 dairy cows and farm 2700 acres of crops.

Ms. Knudsen also explained the Community Gardens Program, stating that parcels of land are divided into plots which are rented by gardeners at a nominal fee. There are several gardens located in the Green Bay area, i.e. 5th Street, 8th Street Park, Maple Avenue/Augusta Street, along with Church Road in the Town of Scott, and on Highway 54 in Oneida. Knudsen reported an additional garden will be added this year at the Community Church in Howard, along with plots at the UW Extension Service Center. In total UW-Extension manages nearly 200 garden plots throughout the county.

Knudsen also explained FIELDS (Field Investigation Environmental Learning Decision-Making by Students), a new program being offered by UW Extension where educators work with schools to deliver science based education using hands-on, field-oriented experiences. A schedule is included in the attached handout.

Additional horticulture programs scheduled are in regard to lawn care and vegetable gardening, children and youth programs etc. (Please see attached newsletter for further details)

Motion made by Supervisor Landwehr, seconded by Supervisor Dantinne to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

Port & Solid Waste

9. Port Budget Status Financial Report for March, 2013

Port & Solid Waste Director Dean Haen pointed out differences between the Port and Solid Waste budget and year-to-date actual, stating that operation and maintenance is higher, noting that contracted services is lower. He indicated a budget adjustment may be forthcoming.

Motion made by Supervisor Dantinne, seconded by Supervisor Sieber to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

10. Solid Waste Budget Status Financial Report for March, 2013

Haen reported that the Solid Waste budget is on target for revenues and expenses, although changes in waste through the transfer station, advance disposal system, and new landfill are expected in the future.

Motion made by Supervisor Dantinne, seconded by Supervisor Kaster to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

11. Director's Report

Director Haen highlighted activities from his written report (attached), stating that the Solid Waste Board and Planning & Development approved a resolution to purchase the Hoffmann property at the South Landfill for \$170,000, however, Mr. Hoffman was unwilling to sign an Offer to Purchase and therefore the item has been pulled by the County Board.

Brown County will be drafting and negotiating a contract on behalf of the BOW Single Stream Recycling Facility which will enable implementation of a 2nd shift that will reduce processing costs for all users and result in a higher recycling rebate paid back to users.

A two acre land lease has been negotiated with a company interested in storing fuel pellets on Bylsby Avenue and storage is scheduled to begin in June. An additional two acre land lease has been negotiated with a company interested in recycling shingles at the East Landfill. This process is scheduled to begin in July.

Haen reported that Schenck & Associates has been retained to conduct a financial analysis of the Solid Waste designated funds as Brown County begins preparing for the South Landfill.

Haen reported he was appointed as one of three delegates to the Great Lakes Harbor Commission by the Governor.

Chairman Erickson asked for further information related to the economic value of the eternal flame at the west landfill ,
Haen explained the value has been under discussion

Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

Planning and Land Services

Planning Commission

12. **Review and action regarding the Citizens Participation Plan for the Brown County Comprehensive Plan update**
Planning Director Chuck Lamine explained it is time to update the Citizens Participation Plan for the Brown County Comprehensive Plan last completed in 2004. He indicated that staff is working on updates in the areas of economic development, facilities, utilities, agricultural, natural resources, along with cooperation and implementation. The Planning Commission Board of Directors will act as a Steering Committee with final approval of the updates by this committee and the County Board. When the draft is completed Lamine will be meeting with area service groups such as Rotary & Lion Clubs, Optimists, along with notification to governmental jurisdictions within Brown County to discuss the updates, followed by an Open House meeting.

Motion made by Supervisor Dantine, seconded by Supervisor Sieber to approve.

Vote taken. MOTION CARRIED UNANIMOUSLY.

13. **Update regarding development of the Brown County Farm property. *Standing item.***
Lamine distributed information received from Daniel Kroetz of Cardinal Capital Management stating his office did not receive an allocation of credits during the initial tax credit round in 2013 for the proposed veterans housing project for the City of Green Bay and Brown County. Mr. Kroetz stated that WHEDA clearly made family housing a priority over supportive housing with an emphasis on urban development and the project is eligible for submittal during the newly established "High Impact Project Reserve (HIPR)" created this year (see attached). A document detailing additional criteria for the HIPR application is included. Mr. Kroetz opines that the County project fits well with the criteria that WHEDA has outlined, although notes that "high impact characteristics" will need to be justified. Mr. Kroetz states that Cardinal Capital Management intends to pursue an allocation from the High Impact Project Reserve and are hopeful that Brown County is willing to continue to support the project, noting it will take significant political emphasis to make an impression on WHEDA that this is a project which serves an important segment of the population, that being veterans.

Lamine explained there will be two ways to apply for a HIPR award in 2013:

- a. All competitive credit applicants applying in the normal competitive round may submit materials which support how their project might meet the high impact criteria.
- b. New competitive credit applications may be submitted solely for the High Impact Project Reserve between 7-15-2013 and 7-30-2013. WHEDA intends to make an award in September 2013.

Supervisor Sieber asked the process to extend the offer and Lamine suggested that Corporation Counsel be contacted to continue working with Cardinal Capital and bring ideas back to the committee.

Motion made by Supervisor Dantine, seconded by Supervisor Sieber to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

14. **Budget Status Financial Reports for January and February, 2013**
(See action below)

Property Listing

15. **Budget Status Financial Reports for January and February, 2013**

Zoning

16. **Budget Status Financial Reports for January and February, 2013**

Motion made by Supervisor Dantinne, seconded by Supervisor Kaster to suspend the rules to take Items 14, 15 & 16 together. Vote taken. MOTION CARRIED UNANIMOUSLY.

Motion made by Supervisor Dantinne, seconded by Supervisor Sieber to receive and place on file items 14, 15 & 16. Vote taken. MOTION CARRIED UNANIMOUSLY.

Public Works

- 17. Recommend to approve Bid Project 1664: Asbestos & other hazardous materials abatement at the former Brown County Mental Health Center**

Public Works Director Paul Van Noie informed the committee that three bids were received for asbestos and other hazardous materials abatement at the former Mental Health Center, those being Dirty Ducts Cleaning, Robinson Brothers, and AD/MS LLC. The recommendation from Public Works is that an award be made to the low bidder - Dirty Ducks Cleaning in the amount of \$119,100.

Motion made by Supervisor Landwehr, seconded by Supervisor Sieber to approve asbestos and other hazardous materials abatement at the former Brown County Mental Health Center to Dirty Ducts Cleaning in the amount of \$119,100 to be taken from the General Fund. Vote taken. MOTION CARRIED UNANIMOUSLY.

- 18. Update on former Mental Health Center Demo Project with possible action. *Standing item.***

At the last meeting an estimate of \$200,000 was brought forward to demolish the old building. Van Noie explained there is not money in the budget to do so at this time and discussions continue regarding the best process to move forward. Environmental studies have been completed to determine value for fixtures, piping, and other materials that may help with this cost. It was suggested that \$500,000 be appropriated from the General Fund (including \$119,100) for asbestos and other material abatement, and an amount to erect two pole buildings to store Sheriff's Department cars.

Motion made by Supervisor Sieber, seconded by Supervisor Landwehr to have Corporation Counsel draft a resolution to go before the Executive Committee appropriating \$500,000 from the General Fund for demolition of the former Mental Health Center building to include the bid request to Dirty Ducks Cleaning in the amount of \$119,100, and the construction of two pole buildings to store Sheriff's Department cars.

Vote Taken. MOTION UNANIMOUSLY APPROVED

- 19. Resolution to Approve the Sale of Vision Triangle of Brown County Property located on Packerland Drive (CTH EB) in the Village of Howard**

GDC Packerland, LLC has offered to purchase by quitclaim deed a vision triangle of real estate owned by Brown County located on Packerland Drive (CTH EB), approximately 900 feet south of STH 29 in the Village of Howard. The parcel contains 4,182 square feet/0.10 acres of land more or less. Public Works Director, Van Noie, explained that this triangle was initially acquired by the County in fee simple absolute for use by the Highway/Public Works Department as a result of the railroad track crossing over Packerland Drive which is no longer in use. It has been determined that this vision corner is no longer necessary for the County to use for highway purposes, therefore, recommend approval of the sale in the amount of \$7,694.88.

Motion made by Supervisor Landwehr, seconded by Supervisor Kaster to approve the resolution to sell the vision triangle located on Packerland Drive (CTH EB) in the Village of Howard at a purchase price of \$7,694.88.

Vote taken. MOTION UNANIMOUSLY APPROVED

- 20. Resolution No.: 139-2012-13 re: oppose freezing the renewable energy requirements**

A resolution from the Outagamie County Board of Supervisors/Highway & Solid Waste Committee opposing freezing renewable energy requirements was reviewed. Discussion resulted in the suggestion the matter be forwarded to Corporation Counsel with a request to draft a Resolution from Brown County stating they are in favor of the freeze and bring back to committee for final approval.

Motion made by Supervisor Erickson, seconded by Supervisor Kaster to forward to Corporation Counsel with a request to draft a resolution from Brown County stating they are in favor of freezing renewable energy requirements and bring back next month. Vote Taken.

Ayes: Erickson, Dantine, Kaster, Landwehr

Nays: Sieber

MOTION APPROVED 4-1

21. Ordinance Amending Schedule A of the Brown County Code entitled "Speed Limits" (CTH "GV", Village of Bellevue & Town of Ledgeview)

Director of Public Works, Paul Van Noie, distributed information which has been compiled on CTH GV from CTH G to CTH O in Bellevue and Ledgeview. Although the state has set speed limits for all roads, Van Noie indicated that municipalities can change speed limits under authority and guidelines in state statutes. After review of relative information related to this roadway, the Public Works Department recommends a posted speed limit of 35 mph, which is also supported by the Village of Bellevue.

Joel Gregozeski, Public Works Director for Bellevue, explained this recommendation is based on changes to the roadway from a four lane rural section to a four lane urban section with vertical face curb. He indicated there have been no re-occurring accident patterns along this portion of CTH GV. He highlighted the areas of development/driveway access, sight distance, road geometrics, parking and pedestrian bicycle conflicts, pavement surface, and enforcement level (see attached for details). Gregozeski stated that the Village does recognize there have been complaints about the proposed low speed limit, noting that the maximum limit that should be considered based on Wis DOT design guidelines is 40 mph.

Discussion of the matter resulted in Supervisor Landwehr stating he did not feel that 35 mph was realistic, while Supervisor Kaster was not in favor of increasing the limit over the suggested 35 mph.

Motion made by Supervisor Kaster, seconded by Supervisor Dantine to approve the 35mph speed limit on CTH GV from CTH G to CTH O. Vote taken

Ayes: Erickson, Dantine, Kaster

Nays: Sieber, Landwehr

MOTION APPROVED 3-2

22. Ordinance Amending Schedule A of the Brown County Code entitled "Speed Limits" (CTH "XX", Village of Bellevue)

As above, Van Noie explained that the state has set speed limits for all roadways, however, municipalities can change them under State guidelines. He reported that a speed study was performed in August of 2012 approximately 1,000 feet south of STH 172. At this location, he indicated that 88.9% of the traffic was traveling at 30 mph or less. Road work was performed in this area by the Village of Bellevue last summer and it is anticipated that when the surface of the roadway is improved the speed will rise from 35 to 40 mph. The portion of roadway from Hoffman Road to CTH O will be reconstructed/resurfaced in the next couple of years with new asphalt. There have been no re-occurring accident patterns along this portion of CTH XX. Van Noie explained the development/driveway access, sight distance, road geometrics, parking and pedestrian/bicycle conflicts, pavement surface, and enforcement level, recommending that the speed limit be reduced from 45 mph to 35 mph. He indicated that numerous requests have been received from citizens living along CTH XX to lower the speed limit, especially in residential areas.

Motion made by Supervisor Kaster, seconded by Supervisor Dantine to approve a 35mph speed limit on CTH XX in the Village of Bellevue. Vote taken.

Ayes: Erickson, Dantine, Kaster, Sieber

Abstain: Landwehr

MOTION APPROVED

23. Summary of Operations

Director Van Noie highlighted operations of the Public Works Department during the last reporting period stating that highway operations are performing better than anticipated with positive variances in most area while Facilities Management operations are running slightly worse than anticipated.

Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY

24. **Director's Report**

Van Noie indicated there were no significant items to report other than what has been discussed above, however, did provide a report of 12-hour work days due to snow events and crackfilling performed on USH 41 in the construction zone. Construction projects which are planned over the summer months were highlighted.

Motion made by Supervisor Dantine, seconded by Supervisor Kaster to receive and place on file.

Vote taken. MOTION CARRIED UNANIMOUSLY.

Other

25. **Audit of bills**

Motion made by Supervisor Sieber, seconded by Supervisor Landwehr to pay the bills.

Vote taken. MOTION CARRIED UNANIMOUSLY.

26. **Such other matters as authorized by law - None**

Motion made by Supervisor Dantine, seconded by Supervisor Sieber to adjourn @ 9:00 pm.

Vote taken. MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Alicia A. Loehlein
Recording Secretary

Rae G. Knippel
Transcriptionist

Real Estate Investments Development Construction



**TOM DOBESH
BROKER / CONSULTANT**

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TOM DOBESH, PRESIDENT, DEVELOPMENT CONSTRUCTION
D. THOMAS KINCAID, ARCHITECT A.I.A., NCARB PRINCIPAL

850 LIEBMAN CT.
SUITE 6
GREEN BAY, WI 54302

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Phone 920-655-0759

E-mail: tomdobesh@me.com

PROFESSIONAL BACKGROUND
FOR
TOM DOBESH

Over the last 37 years I have had experience in construction, development and project delivery. Before 1961 I became very familiar with construction and building maintenance. While operating a Real Estate Brokerage firm in my 20's and doing Real Estate Appraisals I rehabbed 9 buildings in downtown Green Bay before age 30. 4 commercial lease backs were built by my Construction Company in West Green Bay. In addition, Tom Dobesh & Co. did Management/Maintenance of 100 Units and 40 properties in Brown & Oconto Counties. We Worked with steel, wood and concrete buildings. Our Steel Building Division built seven industrial buildings in Green Bay and Northeastern Wisconsin. I Designed and developed tilt up, insulated concrete panel for Town House Construction. I Designed and developed concrete slip form construction for a fourteen story building. The Concrete Town House design provided 36 cents on a dollar cost and the 14 story came in at 42 cents on a dollar cost as compared to conventional construction. Developed and rezoned land use on Military Ave. and West Mason St., Green Bay. Extensive Research with Urban Land Institute was done nationally and additional research was done internationally. I am skilled at analyzing project program requirements, construction time requirements, construction costing and financing necessary to achieve project goals.

FINANCIAL

Currently I am licensed as a Securities Dealer, Real Estate Broker and Insurance Broker. I have done Industrial, Commercial and Residential Mortgage and Financing. I am a trained Residential, Commercial and Industrial Real Estate Appraiser (SREA). I am instantly familiar with a wide range of knowledge in the construction, financing, land use and Real Estate Sales, Trading, Management, Maintenance, Trust, Limited Partnerships, Planned Unit Developments, Appraising, and Mortgages.

I have been praised for my comprehension and my ability to clarify complicated issues on projects.

EDUCATIONAL

B. S. Degree, University Of Wisconsin, Oshkosh, Major in Economics, Minor in History and Minor in Sociology.

Masters Degree Work, University Of Wisconsin, Green Bay, Environmental Science, Urban Studies.

Society Of Real Estate Appraisers Certificate.

Steel Engineering & Construction Certificate.

Trust, Financial and Estate Certificate - 256 hours.

Securities - Financial Principal & Operational Principal Licenses.

PROJECTS

Real Estate Brokers License, (RESEARCHED URBAN SPRAWL & CONSTRUCTION) Real Estate Appraisers Certification, Joined Urban Land Institute (Private Land Use Research) Traveled (Toronto, Chicago, Minneapolis, Fort Lauderdale, Kansas City, Las Vegas, Philadelphia, Atlanta, San Francisco, Houston, Dallas) and researched construction and land use throughout the United States and Internationally.

Established Commercial/Industrial Construction Company for lease backs, built 5 retail buildings.

Established Land Use Plan for 400 acres of farm land for planned unit development and planted 4,000 trees on 4 farms in the Town of Bellevue, Brown County. We had an answer to Urban Sprawl.

Developed and rezoned 2 major retail areas in Green Bay.

Attended and joined International Contractors Association in Washington D. C. and the New Orleans International Association Of Apartment Builders.

Northeastern Wisconsin Builder and Distributor for Inland Ryerson Steel Building Systems.

Established Design/Build Construction Company including some 50 people, with the following:

Architectural Division

Interior Decorating Division

Mechanical and Plumbing Division

Heating/Air Conditioning Division

Electrical Contractors Divisions

Dobesh Structures/Steel Building Erection Division

Excavating Division

Carpentry Division

Concrete Footings, Foundations and Erection Division

20 trades, all of which I was very proficient in managing, directing and solving problems personally and collectively.

THIS DESIGN/BUILD SYSTEM IS MORE ADVANCED AND PROFICIENT THAN ANY PRESENT CONVENTIONAL CONSTRUCTION PROCEDURE IN QUALITY AND COST SAVING.

Created and developed Town Terrace Planned Unit Development Open Space Community (A DESIGN AND CONCEPT ANSWER TO URBAN SPRAWL), all concrete 36 Units @ 4,000 sq. ft. four bedroom Town Houses, 14 story 126 one to two bedroom Unit Hi-Rise Apartment Building, Shopping Center, Recreational Complex Including Tennis Courts, Enclosed Parking, Large Park with creek flowing down center of wooded/garden located above underground parking for Town Houses, Photo Voltaic Electrical Panels with separate electrical transformer system for the total project producing electricity at a retail cost of 4 cents per KWH .

PROJECTS CONTINUED

Designed insulated tilt up concrete panels for on-site manufacture and erection of Town Houses.

Designed and developed slip form concrete erection for 14 story Hi-Rise including equipment, materials, logistics, erection and construction. The System was set up to build one floor per week. The Town Houses came in at 36 cents on a dollar and the 14 story came in at 42 cents on a dollar as compared to conventional construction method. A QUANTUM LEAP IN ARCHITECTURE, STRUCTURE, DESIGN AND COST.

Chairman (3 years) for Chamber Of Commerce Streets and Highway Committee, developed public relations and promotion instrumental in the building of I-43, State Highway 172 Fox River Bridge, Mason St. Fox River Bridge and Tower Drive Fox River Bridge.

Researched, developed and wrote instrumentation with 20 person community group for purchase by the City for Bus System from Wisconsin Public Service.

International Brokerage for Real Estate Securities traveling through Europe and South East Asia. Consulted with Community Builders, Planners and Construction Projects in the following Cities: Toronto, Minneapolis, Milwaukee, Chicago New York, San Francisco, Paris, Frankfurt, Muenchen (Munick), Dusseldorf, Koln (Cologne), Stuttgart, Brussels, Luxembourg, Honolulu, Tokyo, Shanghai, Beijing (Peking), Hong Kong, Nanjing, Utsi, and Hangshou.

Established international Financing for Multi-Million Dollar Cranberry operation.

Established Financing for Mini-Steel Mill in Duluth, Minnesota.

Initiated and developed Foreign Trade Zone for Brown County.

Member, Clean Water Action Environmental Group.

Developed 76 Unit Solar Related Apartment Project Called Sun Terrace, Green Bay, Wisconsin.

Researched Construction, Engineering and Architecture for Thin Shelled Concrete Structures Dallas, Texas, Italy Texas, Lafayette, Indiana, Idaho Falls, Idaho, Phoenix and Pason Arizona. Established construction team consisting of Construction Manager and Lead Foremans for Thin Shell Concrete Structures with the most proficient abilities and experiences in the field and USA.

LIFE STYLE

Environmental Study and Energy Research related to construction occupy my extra time. I am a Runner, doing usually 8 miles at a time and I did several marathons (26 miles). I do Biking which is usually 40 to 60 miles at a time and did many 100 mile rides. When doing In-Line Skating I usually do 10 to 25 miles at a time and did several races. X Country skiing dominates my winter recreation and I have done several birkebeiners (56 miles). I love Ice Skating and I cross exercise with the above sports on a daily basis throughout the year. Proficient in Golf, Tennis, Ping Pong and Archery. I like classical music, jazz, waltz, folk- Czechoslovakian, Polish, and German. I attend numerous Philosophy, Sociological and Theological lectures at St. Norbert College and Of Wisconsin, Green Bay. I am an Excellent Dancer. I am very familiar with the Theater and have recently produced and directed musical; "Fantastics" and Play; "Aron Slick from Pumpkin Creek", for our Theater Group. I have done extensive work with flowers and horticulture.

STATEMENT

Essentially the search and profession is for excellency in Structure, Construction, Architecture and Land Use. I have been most fortunate to have people associated in DESIGN/BUILD JOINT VENTURE PARTNERS who are excellent in Construction, Architecture, Engineering, Land Use and Real Estate projects. Many other significant community, educational and professional projects to numerous to mention are involved in my professional career.

POINT

Knowledge, critical study, cultivation, architecture, fine arts, ability, philosophy, physiology, travel, and engineering create that essence of life to develop projects with unique structure, use and form. Research, Research and search for truth, perfection and order are substantive for building projects. " We, building projects and life must change (mutate) to remain the same".

April 22, 2013

TO: Brown County Board Of Supervisors:

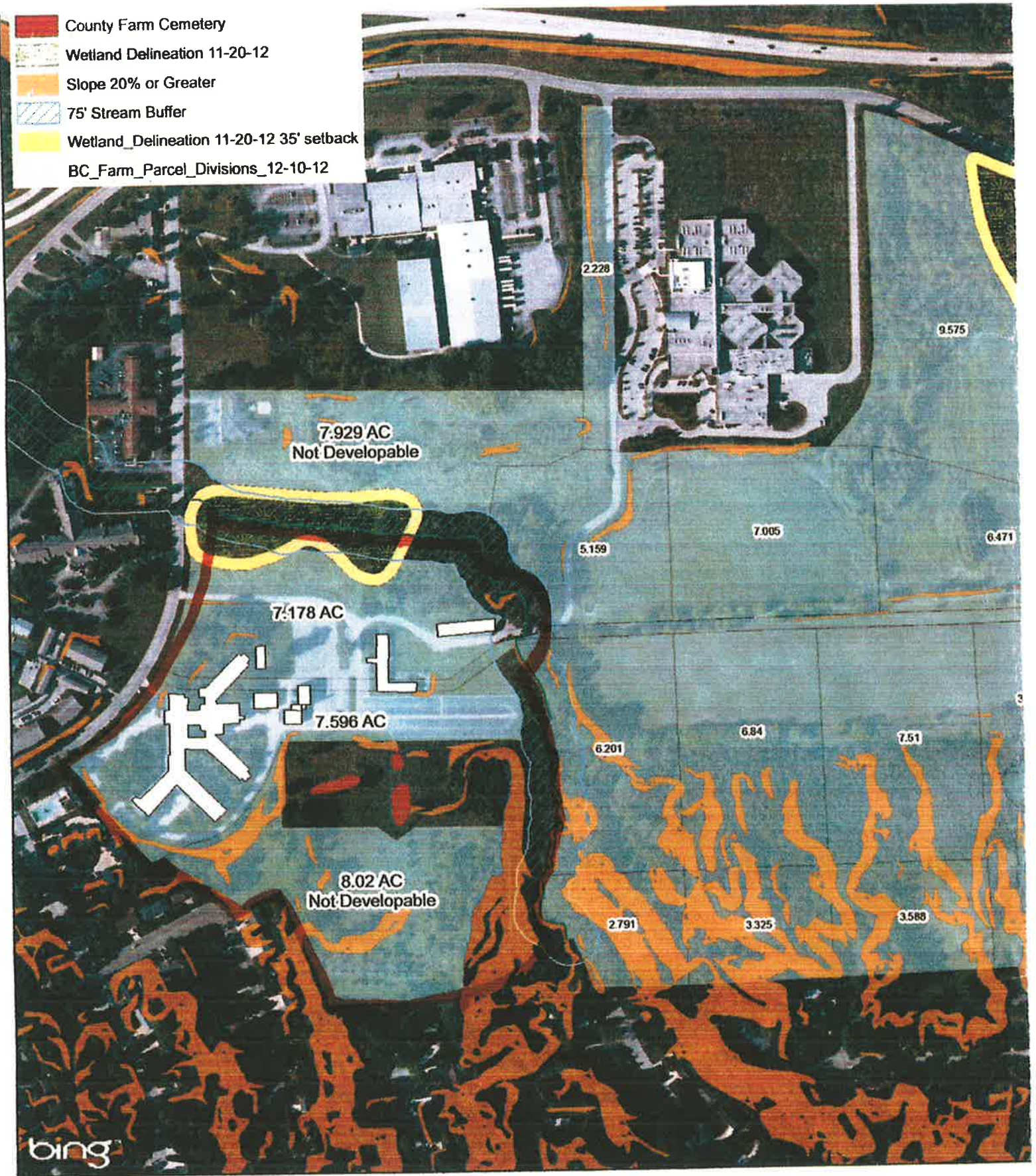
The Mental Health Center Offer to purchase is for 14.774 Acres of Developable Land 8.02 acres of Not Developable Land.

Zoning requirements for parking for the City Of Green Bay would require this amount of land for parking according to The use.

DESIGN BUILD JOINT VENTURE PARTNERS

TOM DOBESH, PRESIDENT

- County Farm Cemetery
- Wetland Delineation 11-20-12
- Slope 20% or Greater
- 75' Stream Buffer
- Wetland_Delineation 11-20-12 35' setback
- BC_Farm_Parcel_Divisions_12-10-12



**The assessed valuation of the new
renovated Brown County Mental Health
Center by DESIGN BUILD JOINT
VENTURE PARTNERES should be
\$30,000,000. At \$23.00 per Thousand
this should provide in
three years approximataelly
\$6,900,000 per year
FOR THE COUNTY**

MONDAY, APRIL 22, 2013 ★

OUR VIEW GUEST OP/ED: EARTH DAY

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Reduce, reuse, recycle or repurpose?

Each year, 192 countries raise their consciousness of the planet and remind themselves of the natural resources they have and how they can preserve them for future generations. What is this day of celebration? Earth Day, April 22, was founded by Wisconsin Sen. Gaylord Nelson in 1970.

Most people equate Earth Day with recycling. The more we recycle, the more waste we keep out of landfills helping to keep the earth healthy. But just as Earth Day and the education surrounding it have evolved over the years, so has the way we refer to ways people can do their part.

Today, we don't just "reduce, reuse and recycle" we also "repurpose." Many times these words are interchanged, with people thinking that they essentially mean the same thing. However, each word has its own subtle difference and provides a whole new world of ideas on how to get involved on

Earth Day.



Walter

» Reduce: Reducing our use of disposable items is the first priority in managing our waste problems. Pay careful attention to the products you purchase. Try to avoid buying items intended to be used once and then discarded. Become an environmentally smart consumer.

» Reuse: This is the process of using an item for the same purpose more than once. Like reusable water bottles, for example. You use them over and over again for the same purpose — to hold water. Unlike a recycled item, a reusable item doesn't need to go through any processing (minus a good washing) in order for it to be used again. Other reusable things include canvas bags for shopping and using both sides of a sheet of paper.

» Recycle: If you think

about the process of recycling, you really get a good sense of the definition. It is the process of breaking something down (think cardboard) to a former stage in the development process and then building it back up again, in this case, new cardboard. Recycled items can also be made into different products, like denim blue jeans being made into pencils or tires being used for the soles of athletic shoes.

» Repurpose: To repurpose an item means taking something like an old T-shirt and repurpose it into something different like a bag. You are taking the original purpose of an item and turning it into something with a different purpose. There are countless ways you can repurpose things; some people have even gone into business by creating and selling repurposed products. I've seen wine bottles become light fixtures, old work boots used as flower pots and kitchen cabinet fronts turned

EARTH DAY FACTS, FIGURES

Today is the 43rd anniversary of Earth Day, which was crated to inspire awareness and appreciation for the Earth's natural environment.

» 2.3 million: Estimated number of occupied housing units across the country heated by wood in 2011, which is more than 2.0 percent of all homes.

» 40,063: Estimated number of occupied housing units across the country totally heated by solar energy in 2011.

» 57.0 million: Estimated number of occupied housing units across the country heated by utility gas in 2011, which is about half of all homes.

» 25.5 minutes: Estimated average time for workers age 16 and older across the country spent getting to work in 2011, up from 25.1

minutes in 2009 and 25.3 minutes in 2010.

» \$1.5 billion: Estimated revenue for "waste collection — hazardous waste management collected services" in 2011 for estimated sources of revenue for U.S. employer firms.

» \$6.3 billion: Estimated revenue for "waste treatment and disposal — hazardous waste treatment and disposal services" in 2011 for estimated sources of revenue for U.S. employer firms. This was up 9.2 percent from 2010.

» \$6.3 billion: Estimated revenue for "local, fixed-route passenger transportation, by road and transit rail" in 2011 for estimated sources of revenue for employer firms. This is up 4.8 percent from 2010.

— U.S. Census Bureau State

increase what you can do not only for Earth Day but all year long.

Mark Walter is facility manager for the Brown County Solid Waste Department.

| | | | | |
|--------------------------|----|---------|------------|----------|
| Personnel | \$ | 184,640 | YTD Actual | \$16,382 |
| Fringe Benefits | \$ | 61,381 | | \$6,706 |
| Operations & Maintenance | \$ | 194,909 | | \$37,671 |
| Travel & Conference | \$ | 5,400 | | \$297 |
| Utilities | \$ | 1,350 | | \$203 |
| Contracted Services | \$ | 159,686 | | \$0 |
| Other Expenses | \$ | - | | \$0 |
| Property Tax Revenue | \$ | 432,782 | | \$72,130 |
| Intergov't Revenue | \$ | 38,523 | | \$0 |
| Public Charges | \$ | 78,115 | | \$10,607 |
| Miscellaneous Revenue | \$ | 57,946 | | \$1,052 |
| Transfer In | \$ | | | \$0 |

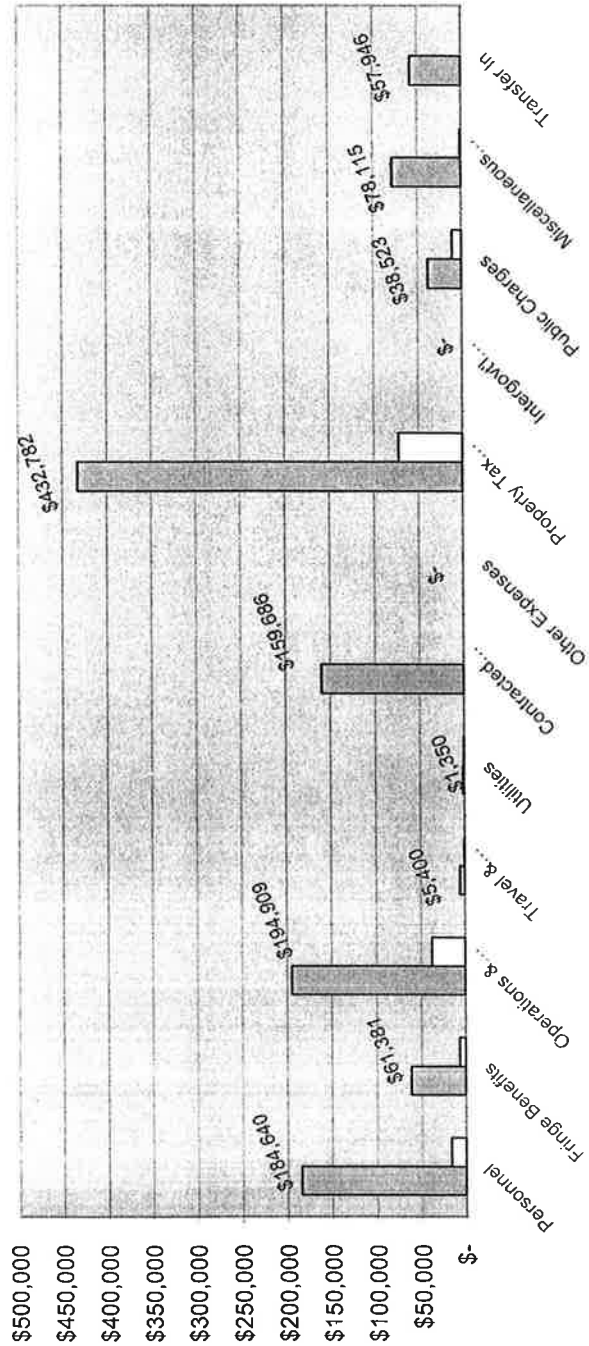
HIGHLIGHTS:

Expenses:

Revenues:

UW Extension - February 28, 2013

□ Annual Budget
 ■ YTD Actual





UW-Extension Happenings

Community Gardens

Community gardens involve taking a parcel of land and dividing it into plots which are rented by gardeners at a nominal fee. Benefits of community gardens include: stimulates social interaction, beautifies neighborhoods, reduces family food budgets and produces nutritious food.

For a number of years, Brown County UW-Extension has supported the development of community gardens throughout Brown County. Existing gardens are located at:

5th Street – Green Bay
8th Street Park – Green Bay
Maple Avenue/Augusta Street – Green Bay
Church Road – Town of Scott
Highway 54 – Oneida

This year, two additional gardens are being added. UW-Extension and the Community Church in Howard have entered into a partnership and 64 garden plots will be added. Also, plots will be available at the Ag & Extension Service Center. UW-Extension manages nearly 200 garden plots in the county.

Cheryl Williams, a volunteer has provided leadership to the



community garden program this year. An AmeriCorp Vista has been hired who will oversee the day-to-day operations of community gardens and continue to build relationships to enhance the community garden program. UW-Extension is looking for land to add an additional garden for the 2014 growing season.

Brown County Breakfast on the Farm Date Set

Wayside Dairy LLC will host this year's Breakfast on the Farm scheduled for Sunday June 23, 2013 at 7937 Stone Road in Wayside, Wisconsin.

Three families own and operate this 5th generation family farm that is celebrating its 150 years in business this year. Dan & Barb Natzke, Paul & Nicole Natzke, and Jeremy & Heather Natzke and their families carry on the tradition of dairy farming in Southern Brown County where they raise and milk 1,750 Dairy

Cows. The farm grows crops on 2,700 acres of to create enough feed for the cows to eat throughout the year.

Breakfast will be served from 8am to noon. The day will have interactive educational activities, a concert band, and even wagon ride tours of the farm. More information can be found at www.browncountydairypromotions.com or like us on Facebook <http://www.facebook.com/BrownCountyDairyPromotions>

On-Line Registration for Programs

Online registration and payment is now available for UW-Extension programs. To access the on-line registration go to Browncountyextension.org and click on the program you would like to attend. Fill out the registration form and submit. You have the opportunity to pay online with a credit card.

Upcoming Horticulture Programs

Join us for "Lawn Care" on Saturday, April 27, 10-11:30 am, and "Vegetable Gardening for Beginners" on Tuesday, May 14, 5-6:30 pm, held at the Ag & Extension Service Center, 1150 Bellevue St., Green Bay. Cost \$5 per person, per class. Pre registration is required. Call Kathy at 920-391-4653.



Healthy Eating and Food Safety Tips

Find tips, suggestions and information for incorporating healthy eating and food safety practices into your daily living activities

<http://bcuwexhealthyliving.blogspot.com>

Call us with your questions (920) 391-6610

Welcome Melinda Pollen

Hello Brown County Colleagues! I am Melinda Pollen, and I work with UW-Extension as the Brown County Youth Development Educator. I am excited to be here, and to have the opportunity to work with you all.

I come to you with over 15 years' experience working with youth. For the past three years, I was the 4-H Youth Development Educator in Outagamie County, and prior to that, spent three years with the Green Bay Area Chamber of Commerce, and over 8 years with the Marshfield Clinic. I have a foundation in youth and community development, and believe, with all my heart, that young people are our leaders... in the future and right now. I believe in the power of all youth to do remarkable things.

My position at UW-Extension exists to enhance the wonderful work that is already happening across the county for young people. I see my "job" as helping to fill needs and gaps, and being a partner. I bring resources of the University of Wisconsin to you all – for youth in any

segment of the community. I can provide curriculum, evaluation, staff development and a barrage of other things... just with a phone call or email. I also firmly believe in experiential learning – having people learn in hands on ways, when they don't officially know they are learning at all.

This summer, I will be offering a variety of day camps and activities for youth of Brown County – some of those camps include: iDo Robotics camps, The Magic of Hogwarts camp, Wacky Wednesday Kids Camps, and Living the Life of the Lorax (outdoor camp). More information will be in future newsletters, or call or email me for more information.

I look forward to working with you and being a resource to you and your department as I can.

Melinda



Intuitive Cost of Production Analysis (ICPA)

The ICPA model was developed by UW-Extension Dairy Scientist Pat Hoffman in 1997 and uses Excel 97 software and a practical data entry system. The model calculates, estimates, or prorates herd replacement rearing cost and labor efficiencies. The ICPA model conducts an independent analysis of calf and heifer rearing enterprises. The ICPA model also provides an efficient mechanism to uncouple herd replacement enterprise cost from lactating cow cost, resulting in information that is specific for a producer and his or her herd replacement enterprise.

Goals and objectives of 2013 ICPA Project:

- Determine current costs of raising heifers
- Compare 2013 ICPA to 2007 ICPA to determine differences in the cost of raising heifers
- Opportunity for newer agents to have a tool to "get on farms" and meet producers
- Opportunity for agents to participate in a research project for tenure purposes

FIELDS

FIELDS stands for: Field Investigations, Environmental Learning, Decision –Making by Students and is a new program being offered by UW-Extension. FIELDS educators work primarily with schools delivering science based education using hands-on field-oriented experiences, satisfying current science standards. Below is the FIELDS schedule for May.

| | |
|---------|---|
| May 3: | Lineville Intermediate (5 th grade) Howard-Suamico School District |
| May 7: | Woodside Lutheran Home |
| May 11: | Archaeology One-day Trip with Mark Bruhy |
| May 13: | Pre-visits for Glenbrook Elementary, Pulaski School District |
| May 15: | Geology Offsite Excursion – Glenbrook Elementary, Howard Suamico School District |
| May 17: | Geology Offsite Excursion – Glenbrook Elementary, Howard Suamico School District |
| May 18: | FIELDS booth and presentations at Aldo Leopold School's Legacy Day, Green Bay Area Public Schools |
| May 20: | Pre-visits for Forest Glen Elementary, Howard-Suamico School District |
| May 22: | E-field Trip – Wisconsin Geology – Alberta, Canada |
| May 23: | Geology Offsite Excursion – Forest Glen Elementary, Howard Suamico School District |
| May 24: | Geology Offsite Excursion – Forest Glen Elementary, Howard Suamico School District |
| May 28: | Appleton Parks and Recreation – Project WILD and PLT |
| May 29: | Lineville Intermediate (5 th grade) – NEW Zoo and Izaak Walton League Property, Howard Suamico School District |



FIELDS, in partnership with Brown County Parks Management, will present :
Summer/Fall Naturalist in the Brown County Parks programs.
Watch for the schedule in the next edition of Extension Happenings

FIELDS

Makes integrating science education easy & effective with programs that let students...

- Explore the natural world in Northeast Wisconsin
- Enjoy a variety of learning activities
- Get Excited about science and learning

FIELDS is a Northeast Wisconsin-based collaboration of professional science educators under the auspices of Brown County and Brown County-UW Extension. Our goal is to meet your science education needs and help you stay within your budget

Programs Satisfy Wisconsin Next Generation Science Standards

We'll take your students on field excursions, teaching them about geology, ecosystems and alternative energy.

Or we'll bring our programs to your school, tackling wilderness survival, GPS and geocaching, and a variety of other science topics.

And we'll have your students up and moving, with hands-on activities that incorporate the latest technology, or exploring their world on snowshoes or cross-country skies.

We also offer E-Field Trips- live, interactive programs via videoconferencing or Skype.



Pre-K through Grade 12

For the growing list of programs and biographies of our professional educators, go to www.fields-wi.org
Contact us at (920) 391-4655 or fieldswisconsin@gmail.com

FIELDS
c/o Brown County UW-Extension
1150 Bellevue St.
Green Bay, WI 54302



FIELDs

Program Schedule – 2012-2014

(As of April 22, 2013)

FIELDs Programs, 2012-13

| | |
|---------------------|---|
| September 13, 2012: | Green Bay Diocese Administrators' Meeting – Introduction to FIELDs |
| September 15: | Project Learning Tree – Early Childhood – FVTC |
| September 21: | Meet with Green Bay School District Curriculum Director |
| October 9: | Meet with Joanie Buckley, Oneida Tribe |
| October 9: | Izaak Walton League presentation |
| October 10: | Holy Family School programs – Camp Tekawitha, Shawano |
| October 11: | Meet with Kewaunee/Algoma Great Lakes Fishing Club |
| October 12: | Present two sessions for G.B. Diocese Teachers' Professional Development Day |
| October 30: | Presentation at Oneida Tribal Elementary School |
| November 5: | FIELDs E-field Trip – Geology – New Berlin |
| November 6: | FIELDs E-field Trip – Geology – New Berlin |
| November 23: | Day-After-Thanksgiving program at Extension |
| December 12: | FIELDs E-field Trip – Geology – New Berlin |
| January 2: | FIELDs presentation for Brown Co. Conservation Alliance |
| January 10-11: | Niagara Escarpment Symposium – Aldo Leopold offer |
| January 30: | Met with Sherri Prosser at Cornerstone Foundation |
| February 1: | Initial meeting at Lineville Intermediate School, Howard-Suamico School District |
| February 6: | Project WILD/Learning Tree Workshop at FVTC (2 workshops) |
| February 14: | Matt Kriese leads cross-country program in Clintonville |
| February 16: | FIELDs Great Lakes Partnership for Schools Winter Meeting – At Extension (18 teachers from 6 school districts) |
| February 20: | Project WILD/Learning Tree Workshop at FVTC (2 workshops) |
| February 27: | Project WILD/Learning Tree Workshop at FVTC (2 workshops) |
| March 7: | Meet with Sue Lagerman and Sandy at Brown Co. Library |
| March 8: | Meet with Eric Blumreich at Camp Tekawitha, Shawano |
| March 11: | Meet with Rox Nys, CESA 7, to start Summer EPS Institute planning |
| March 13: | FIELDs E-field Trip - Maple Syrup – Chippewa Falls, WI |
| March 13: | FIELDs E-field Trip presentation for ITV workshop (WITC) |
| March 14: | FIELDs E-field Trip – Maple Syrup – Chippewa Falls, WI |
| March 15: | Meet with Angela at the NEW Zoo |
| March 25: | FIELDs E-field Trip – Maple Syrup – Baggs, Wyoming |
| March 26: | Project Learning Tree/Early Childhood at FVTC |
| March 28: | Meet with Cheryl Bauer-Armstrong, Director, EPS, UW-Madison Arboretum |
| March 28: | Project Learning Tree/Early Childhood at FVTC |
| April 2: | Project Learning Tree/Early Childhood at FVTC |
| April 4: | Project Learning Tree/Early Childhood at FVTC |
| April 10: | FIELDs meeting with Sue Schwartz, Aldo Leopold School |
| April 10: | Meet with Doug Hartman to discuss summer Parks Programs |

FIELDs Programs, cont.

Linking professionals, students, teachers and communities through outdoor field experiences

920.391.4655 ▪ www.fields-wi-org ▪ dorn_el@co.brown.wi.us

FIELDs is a Brown County-UW Extension program

*University of Wisconsin, U.S. Department of Agriculture and Wisconsin counties cooperating.
UW-Extension provides equal opportunities in employment and programming including Title IX and ADA*



| | |
|-------------------|--|
| April 18: | Meet with Charlie Frisk (BCCA and CWAC promotions) |
| April 19: | FIELDS meeting at Trees for Tomorrow, Eagle River, WI |
| April 25: | E-field Trip – Maple Syrup – Bellows Falls, Vermont |
| April 29: | FIELDS Spring meeting at the NEW Zoo |
| May 3: | Lineville Intermediate (5 th grade) – All Day – Howard-Suamico School District |
| May 7: | Woodside Lutheran Home |
| May 13: | Pre-visits for Glenbrook Elementary, Pulaski School District |
| May 15: | Geology Offsite Excursion – Glenbrook Elementary, Pulaski School District |
| May 17: | Geology Offsite Excursion – Glenbrook Elementary, Pulaski School District |
| May 18: | FIELDS booth and presentations at Aldo Leopold School's Legacy Day |
| May 20: | Pre-visits for Forest Glen Elementary, Howard-Suamico School District |
| May 22: | E-field Trip – Wisconsin Geology – Alberta, Canada |
| May 23: | Geology Offsite Excursion – Forest Glen Elementary |
| May 24: | Geology Offsite Excursion – Forest Glen Elementary |
| May 28: | Appleton Parks and Recreation – Project WILD and PLT |
| May 29: | Lineville Intermediate (5 th grade) – NEW Zoo and Izaak Walton League land |
| Summer DTBD: | Corporate Challenge/Retreat (2 full days), Trees for Tomorrow, Eagle River |
| Late Summer DTBD: | Next Generation Science Standards Teacher Workshop (2 days) Trees for Tomorrow, Eagle River |
| June 8: | Archaeology one-day field excursion – Mark Bruhy |
| June 14: | Meet with NEW Zoo staff to plan winter programs |
| June 22: | Naturalist in the Brown County Parks <i>Let's Rock Bay Shore and Wequiock County Parks!</i> |
| June 29: | Naturalist in the Brown County Parks <i>Birding Beautiful Neshota Park</i> |
| July 6: | Naturalist in the Brown County Parks <i>Let's Rock Bay Shore Park!</i> |
| July 10: | Woodside Lutheran Home |
| July 20: | Naturalist in the Brown County Parks <i>Get to Know Fonferek Glen County Park!</i> |
| July 22-26: | Great Lakes Earth Partnership for Schools Summer Institute - Northeast WI |
| July 23: | Brown County Library Program – <i>Wolves</i> |
| July 24: | Kress Library Program – <i>Creating a Prairie</i> |
| August 3: | Naturalist in the Brown County Parks <i>Wildflowers of Neshota Park</i> |
| August 5: | Brown Co. Library Program – <i>Papermaking</i> |
| August 17: | Naturalist in the Brown County Parks <i>Let's Rock Fonferek Glen County Park!</i> |
| August 19-20: | Archery Camp and FIELDS program at Camp Tekawitha |
| September 21: | Naturalist in the Brown County Parks <i>Autumn Trees of Neshota Park</i> |
| September 28: | Naturalist in the Brown County Parks <i>Autumn in Bay Shore and Wequiock County Parks!</i> |
| September 28-29: | Northern Wisconsin and Eastern U.P. Waterfall Weekend |
| September 30: | Camp Tekawitha 1 st -3 rd grade programs – Shawano |
| October 1: | Camp Tekawitha 4 th -5 th grade programs – Shawano |
| October 2: | Camp Tekawitha 6 th -8 th grade programs – Shawano |
| October 3: | Camp Tekawitha 9 th -10 th grade programs – Shawano |
| October 4: | Camp Tekawitha 11 th -12 th grade programs – Shawano |
| Fall, 2013 DTBD: | Notre Dame Academy <i>Geology Offsite Excursion</i> |

FIELDS Programs, cont.

Linking professionals, students, teachers and communities through outdoor field experiences

920.391.4655 ▪ www.fields-wi-org ▪ dorn_el@co.brown.wi.us

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FIELDS Programs, 2014 (Scheduled)

| | |
|-------------------|--|
| January 13, 2014: | Camp Tekawitha 1 st -3 rd grade programs – Shawano |
| January 14: | Camp Tekawitha 4 th -5 th grade programs – Shawano |
| January 15: | Camp Tekawitha 6 th -8 th grade programs – Shawano |
| January 16: | Camp Tekawitha 9 th -10 th grade programs – Shawano |
| January 17: | Camp Tekawitha 11 th -12 th grade programs – Shawano |
| April 28: | Camp Tekawitha 1 st -3 rd grade programs – Shawano |
| April 29: | Camp Tekawitha 4 th -5 th grade programs – Shawano |
| April 30: | Camp Tekawitha 6 th -8 th grade programs – Shawano |
| May 1: | Camp Tekawitha 9 th -10 th grade programs – Shawano |
| May 2: | Camp Tekawitha 11 th -12 th grade programs – Shawano |
| Summer DTBD: | Great Lakes Earth Partnership for Schools Summer Institute Northeast WI (1-week Institute) |
| Summer DTBD: | Great Lakes Earth Partnership for Schools Summer Institute Trees for Tomorrow, Eagle River (1-week Institute) |
| Summer DTBD: | Corporate Challenge/Retreat (2 full days) Trees for Tomorrow, Eagle River |
| Summer DTBD: | Jordan Trip for Teachers (16 days total) – Jay Harris |
| Late Summer DTBD: | Next Generation Science Standards Teacher Workshop (2 days) Trees for Tomorrow, Eagle River |

Linking professionals, students, teachers and communities through outdoor field experiences

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8

Director's Report

Port and Solid Waste Department

April 22, 2013

Property Purchase Consideration - Last month, Solid Waste Board and Planning and Development approved the resolution to purchase Hoffmann's property at the South Landfill for \$170,000. Corporation Counsel put together an Offer to Purchase for Mr. Hoffman to sign. Mr. Hoffmann was unwilling to sign the Offer to Purchase. As a result the item, was pulled off the Executive Committee and County Board meetings and received and placed on file. Staff has sent a certified letter to Mr. Hoffmann thanking him and offering assistance as he pursues selling the property.

BOW Single Stream Recycling Facility 2nd Shift – Advanced Disposal Services (ADS) has verbally agreed to a rate and a tonnage amount. Brown County staff will be drafting and negotiation the contract on behalf of BOW. This contract will enable implementation of the 2nd shift (equipment and manpower) that will reduce the processing costs for all users and result in a higher recycling rebate paid back to its users. A verbal agreement has been reached with Advanced Disposal Systems and pprovals for adding staffing and \$1.6M in capital will take place in April. Most approvals will take place at the Outagamie County Board. Brown County will be contributing our BOW retained earnings for portion of capital. The tonnage for the 2nd shift is originating with private haulers and we are currently negotiating a contract. The 2nd shift will lower operating costs for current users and result in higher recycling rebate payouts to our communities.

Land Leases

- A. Negotiated a 2 acre land lease with a company interested in storing fuel pellets at 1445 Blysbys Ave. Fuel pellet storage may begin in June 2013.
- B. Negotiated a 2 acre land lease with a company interested in recycling shingles at the East landfill. Shingle storage and processing may begin in July 2013

Both lease resolutions and lease agreements will come before this committee next month.

Financial Analysis of Solid Waste Funds – Schenck and Associates has been retain to conduct a financial analysis of the Solid Waste designated funds as Brown County begins preparing for the South Landfill

BOW Strategic Plan - Golder Associates presented the initial draft of the BOW strategic plan to the Solid Waste Board Members of Brown, Outagamie, and Winnebago County along with staff. Complete strategic plan in June 2013.

Lamine_CF

From: Dan Kroetz <dkroetz@astarusa.com>
Sent: Monday, April 22, 2013 3:07 PM
To: Lamine_CF; Schuette_AM
Cc: Daniel O'Connell; Erich Schwenker
Subject: Requested Writeup

Chuck & Aaron,

As we discussed this morning, we did not receive an allocation of credits during the initial tax credit round for 2013, for the proposed veterans housing project for the City of Green Bay and Brown County. WHEDA clearly made family housing a priority over supportive housing, with an emphasis on urban redevelopment in the City of Milwaukee. However, the project is eligible for submittal during the newly established High Impact Project Reserve (HIPR) – Special Round that WHEDA has created this year.

I have included a document that details the additional criteria for the HIPR applications. We believe that this project fits well with the criteria that WHEDA has outlined for the special round. Collectively we will need to justify that this development has “high impact characteristics”. We can make a sound argument that this project is part of a larger redevelopment plan by Brown County and the City of Green Bay. It will very likely stimulate private investment, and help with the eventual creation of both construction and permanent jobs. Couple this with the project’s immediate proximity to the new VA Clinic, and it makes a very compelling case.

WHEDA had initially set-aside 7.5% of its overall allocation for the HIPR. However, they only funded one project located in Milwaukee in the Supportive Housing Set-aside. In turn, they placed the balance of the credits from that set-aside in the HIPR pool. It is now likely that there may be enough credits to fund more than one project during the HIPR round.

Cardinal Capital Management intends to pursue an allocation from the High Impact Project Reserve. We are hopeful that the County is willing to continue to support this project. We believe that it will take significant political emphasis from Brown County and the City of Green Bay to make an impression on WHEDA that this is a catalytic project locally and serves a very important segment of our population, veterans. The deadline for applications during this round is July 30, 2013. It is anticipated that WHEDA will announce the award recipient by mid-September 2013. Please advise if you would like additional details, or have questions or concerns.

Thanks,

Daniel J. Kroetz
Acquisitions Manager
Cardinal Capital Management
2 E. Mifflin St., Suite 801
Madison, WI 53703
(608) 663-6390 Office
(608) 663-6399 Fax
(608) 438-8415 Cell



we do so you can.

Date: December 7, 2012

To: LIHTC Development Community

From: Wyman Winston, Executive Director

Re: Modification of 2013-14 Qualified Allocation Plan
High Impact Project Reserve-Special Round

WHEDA has modified the Qualified Allocation Plan regarding submittal dates and selection criteria for the 2013 LIHTC "High Impact Reserve Project". The High Impact Project Reserve represents 7% of WHEDA's Competitive Credit pool and will be used to fund a project, outside of the normal scoring round, which has "high impact characteristics".

The High Impact Project Reserve (HIPR) will be awarded in a special LIHTC round in 2013.

There will be two ways to apply for a HIPR award.

A. All Competitive Credit applicants applying in the normal Competitive round (applications due February 1) may submit materials which support how their project might meet the High Impact criteria. Unsuccessful applicants in the normal round will have their submitted HIPR materials reviewed for the HIPR award.

B. In addition, new Competitive Credit applications may be submitted solely for the High Impact Project Reserve between July 15, 2013 and July 30, 2013.

WHEDA intends to make an award in September 2013 from the combined pool of applications described above.

The attached Modification #1 to the 2013-14 QAP explains in detail the changes to the High Impact Project Reserve.

Thank you for supporting Wisconsin affordable housing.

(b) There are two ways to apply for HIPR.

(i) All Competitive Credit applicants applying in the normal Competitive round (applications due February 1) may submit materials which support how their project might meet the High Impact criteria. If an applicant does not receive an award in the normal round, they will remain "on hold" and their submitted HIPR materials will be reviewed after July 15 for the HIPR award. No additional fee or submittal is required. No changes will be allowed to applications submitted in the normal round. However, applicants may submit a new HIPR-specific application as described below.

(ii) In addition, new Competitive Credit applications may be submitted solely for the High Impact Project Reserve between July 15, 2013 and July 30, 2013. Electronic Applications will be accepted via the WHEDA's online application system between **July 15 and July 30, 2013 (5:00 p.m. CST)**. Special Round electronic applications must be submitted **NO LATER THAN 5:00 p.m. July 30, 2013**. Paper applications (printed by the applicant after the electronic submission) must also be submitted. The application must meet all regular LIHTC application submittal requirements, including fees. One original of the application is required. Applications will be accepted by hand-delivery, overnight delivery or mail. If mailed, applications must be postmarked **NO LATER THAN July 30, 2013**. Overnight deliveries must be submitted to the delivery service by **July 30, 2013**. If hand-delivered, the submission deadline is **July 30, 2013** at 5:00 p.m. Applications must be mailed or delivered to WHEDA's Madison office.

(c) Standard application threshold criteria (including market and site review) and submittal requirements will apply.

(d) WHEDA will post the list of applicants, and the award, on its website.

(e) Selection: WHEDA intends to select one application which in its sole judgment scores the highest using both the normal 2013 LIHTC scoring criteria and the HIPR scoring criteria shown above.

(f) Award: The award is expected to be made by mid-September, 2013. Applicants should be fully prepared to maintain site control, secure investor equity and execute a LIHTC Reservation Agreement and Carryover Agreement with submission of all applicable fees.

(g) Credit requests must not exceed \$850,000.

(h) Applications from any Set Aside (General, Rural, Nonprofit, etc.) are eligible for the HIPR award.

(i) A HIPR award is subject to the limitation of awards under the QAP (two maximum from all categories per developer, unless the third award is for a Co-developer role).

WHEDA at its sole discretion may elect not to choose a HIPR project in any given year.

Unused Credit remaining in any Set-Aside, after fully funding developments ranked by score, shall be allocated at WHEDA's discretion.

Wyman B. Winston, Executive Director



VH-724



PUBLIC WORKS DEPARTMENT



2198 GLENDALE AVENUE
GREEN BAY, WI 54303

PHONE (920) 492-4925 FAX (920) 434-4576
EMAIL: bc_highway@co.brown.wi.us

PAUL H. VAN NOIE
DIRECTOR

SPEED STUDY FOR CTH GV FROM CTH G TO CTH O

Background Information

From the Wisconsin Transportation Bulletin No. 21:

"The state has set speed limits for all roads. However, municipalities can change speed limits for their roads under authority and guidelines in the Wisconsin Statutes."

"Power to set speed limits rests with the state. Local or state officials have authority to change these limits within the limitations in Chapter 349.11 (see Table 1). They must conduct an engineering and traffic investigation to determine a reasonable and safe speed limit. The limit must then be legally adopted by the local authority and appropriate signs erected."

"Engineering studies should include the following:"

- *85th Percentile Speed*
- *Reported Accidents*
- *Development / Driveway Access*
- *Sight Distances*
- *Road Geometrics*
- *Parking and Pedestrian/Bicycle Conflicts*
- *Pavement Surface*
- *Enforcement Level*

85th Percentile Speed

A speed study was not performed for this reconstruction project. The roadway will be changed from a four-lane rural roadway section to a four-lane urban section with vertical face curb – see the Road Geometrics section.

Reported Accidents

There have been no re-occurring accident patterns along this portion of CTH GV.

Development / Driveway Access

From STH 172 to CTH O, other than the McDonalds/Gas Station on the east side of CTH GV just north of STH 172, the access control along CTH GV is very good with only a few field entrances. A new two-lane roundabout will be constructed as part of the project approximately 1,000 feet north of the STH 172 ramps to connect to the Village of Bellevue's new street

Landmark Boulevard which will connect to CTH V and provide access to the new Costco store. The new roadway and store are proposed to be constructed concurrently in 2013 with the reconstruction of CTH GV. The McDonalds/Gas Station entrance will be modified to be a right-in right-out only forcing southbound traffic to utilize the roundabout to get to STH 172.

Sight Distance

There are no sight distance issues.

Road Geometrics

There are no road geometric issues in terms of horizontal or vertical alignments. However, the roadway will include a 6-inch vertical curb and gutter section which limits the maximum speed to 40 mph per the Wisconsin Department of Transportation Facilities Development Manual 11-20-1 (FDM). According to the FDM:

- *High speed impacts to curbs can cause vehicle damage leading to loss of vehicle control.*
- *Low Speed Urban Roadways (less than 40 mph) – Use 6-inch vertical curb to control both surface drainage and access.*
- *Transitional Roadways (greater than 40 mph) – Eliminate curbs when possible. If curbs are required to control drainage, use 6-inch sloping curbs rather than 4-inch sloping.*

The decision to utilize a 6-inch vertical curb was made based on connectivity and urbanization. The sections of roadway north and south of this portion of CTH GV have 6-inch vertical curb so this portion of CTH GV will be consistent with the rest of the corridor. Also, the Village of Bellevue wants to have an urban section in this area of commercial development.

Parking and Pedestrian/Bicycle Conflicts

There will be no parking along CTH GV. There should be minimal pedestrian/bicycle conflicts. The new roadway section includes 15-foot wide outside curb lanes providing on-street bicycle accommodations per the FDM 11-46-15 (Complete Streets). Also, a 10-foot asphalt bike/pedestrian path will be constructed along the west side of CTH GV, 10-feet off the back of curb.

Pavement Surface

The portion of roadway from CTH G to Hoffman Road was reconstructed in 2012 with an asphalt surface. The roadway from STH 172 to CTH O will be reconstructed with new concrete pavement in 2013.

Enforcement Level

The Brown County Sheriff Office is in the middle of this section of roadway. Enforcement presence will be heavy on this section of CTH GV.

Recommendation

Brown County Public Works recommends a posted speed limit of 35 mph based on the above information. The Village of Bellevue also supports a 35 mph posted speed limit. We do recognize there have been complaints about the low speed limit. The maximum speed limit that should be considered is 40 mph based on WisDOT design guidelines.

Table 1
Speed Limits and Authority to Change

| Fixed Limits – Statute 346.57(4) ^(a) | Local Government Authority ^(b) – Statute 349.11(3) and (7) ^(a) |
|---|---|
| 65 mph – Freeway / Expressway | WisDOT only. |
| 55 mph – State Trunk Highways (STHs) | WisDOT only. |
| 55 mph – County Trunk Highways (CTHs), town roads | Lower the speed limit by 10 MPH or less. |
| 45 mph – Rustic roads | Lower the speed limit by 15 MPH or less. |
| 35 mph – Town road (1,000' min) with 150' driveway spacing | Lower the speed limit by 10 MPH or less. |
| 25 mph – Inside corporate limits of a city or village (other than outlying district) | Raise the speed limit to 55 mph or less. Lower the speed limit by 10 mph or less. |
| 35 mph – Outlying district ^(c) within city or village limits | Raise the speed limit to 55 mph or less. Lower the speed limit by 10 mph or less. |
| 35 mph – Semi-urban district ^(d) outside corporate limits of a city or village | Raise the speed limit to 55 mph or less. Lower the speed limit by 10 mph or less. |
| 15 mph – School zone, when conditions are met | Raise the speed limit to that of the roadway. Lower the speed limit by 10 MPH or less. |
| 15 mph – School crossing, when conditions are met | Raise the speed limit to that of the adjacent street. Lower the speed limit by 10 MPH or less. |
| 15 mph – Pedestrian safety zone with public transit vehicle stopped | No changes permitted. |
| 15 mph – Alley | Lower by 10 MPH or less. |
| 15 mph – Street or town road adjacent to a public park | Lower by 10 MPH or less. |
| Construction or maintenance zones, as appropriate ^(e) | State and local agencies have authority to establish. |

Notes:

- (a) Source: Updated 2007-2008 Wisconsin Statutes Database
- (b) All speed limit changes **shall** be based on a traffic engineering study, including modifications allowed under State Statute. Local governments can implement speed limit changes on the local road system without WisDOT approval when proposals are within the constraints identified above.
- (c) Per Statute 346.57(1)(ar) “outlying district” is an area contiguous to any highway within the corporate limits of a city or village where on each side of the highway within any 1,000 feet buildings are spaced on average more than 200 feet apart.
- (d) Per Statute 346.57(1)(b) “semiurban district” is an area contiguous to any highway where on either or both sides of the highway within any 1,000 feet buildings are spaced on average more than 200 feet apart.
- (e) Guidance on establishing speed limits in work zones is available in http://dotnet/dtid_bho/extranet/manuals/tgm/13/13-05-06.pdf.

Modified from original found in WisDOT Traffic Guidelines Manual, Chapter 13-5-1, Figure 1, June 2009.

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SPEED STUDY FOR CTH XX FROM Hoffman Road TO CTH O

Background Information

From the Wisconsin Transportation Bulletin No. 21:

"The state has set speed limits for all roads. However, municipalities can change speed limits for their roads under authority and guidelines in the Wisconsin Statutes."

"Power to set speed limits rests with the state. Local or state officials have authority to change these limits within the limitations in Chapter 349.11 (see Table 1). They must conduct an engineering and traffic investigation to determine a reasonable and safe speed limit. The limit must then be legally adopted by the local authority and appropriate signs erected."

"Engineering studies should include the following:"

- *85th Percentile Speed*
- *Reported Accidents*
- *Development / Driveway Access*
- *Sight Distances*
- *Road Geometrics*
- *Parking and Pedestrian/Bicycle Conflicts*
- *Pavement Surface*
- *Enforcement Level*

85th Percentile Speed

A speed study was performed in August 2012. The study was performed approximately 1,000-feet south of STH 172. At this location, 88.9% of the traffic was traveling at 30 mph or less. A big part of the low speed is the patched condition of the roadway following utility work performed by the Village of Bellevue last summer. It is anticipated that when the surface of the roadway is improved the 85th percentile speed will rise to 35 to 40 mph.

Reported Accidents

There have been no re-occurring accident patterns along this portion of CTH XX.

Development / Driveway Access

From Hoffman Road to CTH O there are 4 intersecting roads and 43 driveways. The land use south of STH 172 is residential with driveways 100' to 150' apart along both sides of the roadway. North of STH 172 the land use is mixed with business and residential.

Sight Distance

There are no sight distance issues.

Road Geometrics

There are no road geometric issues in terms of horizontal or vertical alignments.

Parking and Pedestrian/Bicycle Conflicts

There will be no parking along CTH XX. There should be minimal pedestrian/bicycle conflicts.

Pavement Surface

The existing pavement condition is in terrible shape due to age and utility work performed last year by the Village of Bellevue.

The portion of roadway from Hoffman Road to CTH O will be reconstructed / resurfaced in the next couple years (an exact year has not been identified at this time as the Brown County 6-year Capital Improvement Plan is being updated). There will be a new asphaltic surface placed in the upcoming couple years.

Enforcement Level

The Brown County Sheriff Office is less than one mile away from this section of roadway. Enforcement presence will be heavy on this section of CTH XX.

Recommendation

Brown County Public Works recommends a posted speed limit of 35 mph based on the above information. The Village of Bellevue also supports a 35 mph posted speed limit. We have received numerous requests from citizens living along CTH XX to lower the posted speed limit, especially along the residential area. The posted speed limit north of CTH O is currently at 35 mph.

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